

HANOVER PLANNING BOARD



JULY 16TH, 2007

MINUTES OF MEETING

At 6:50 P.M., the Chairman Rich DeLuca called to order the July 16, 2007 meeting of the Hanover Planning Board. Board members Rich DeLuca, Gary Hendershot, Tony Losordo and Steve Rusko were present. Associate member Bernie Campbell was also present. Town Planner, Andrew Port was present. Board member Maryann Brugnoli was absent. The Board reviewed the minutes of the June 18, 2007 meeting. Tony made a motion to accept the minutes as written. Gary seconded the motion and it was so voted unanimously.

PUBLIC HEARINGS

1800 Washington Street - PB07-28SP

At the applicant's request Bernie made a motion to reschedule the hearing until August 27, 2007 at 8:00 p.m. Steve seconded the motion and it was so voted unanimously. The rescheduling was necessary due to a defect in abutter notification.

222 Webster Street – PB07-1SP

At the applicant's request Tony made a motion to continue the hearing until September 10, 2007 at 7:30 p.m. Steve seconded the motion and it was so voted unanimously.

SIGNING OF LOT RELEASES, FORM A'S, DECISIONS, AND BILLS

The Board reviewed an ANR plan for 14 Cushing Hill Road. Tony made a motion to endorse ANR plan PB08-1A. Gary seconded the motion and it was so voted unanimously.

The Board reviewed an ANR plan for 1395 Broadway/Center Street Retreat Lot. Tony made a motion to endorse ANR plan PB08-1A. Steve seconded the motion and it was so voted unanimously.

The Board reviewed an ANR plan for 1972-1978 Washington Street. Gary made a motion to endorse ANR plan PB08-3A. Steve seconded the motion and it was so voted unanimously.

The Board Went over the draft decision for 228 and 280 Columbia Road – PB07-30SP for a septic design and parking change. Andy had recommended in the special conditions that the applicant be required to close the northeast driveway to allow three more parking spaces in that area in order to prevent any further non-conformances on the site. Paul Fellini of Merrill Associates, the engineer for the applicant, told the Board that the placement of the parking spaces on the plan was arbitrary and he would place them wherever the Board felt was acceptable. Andy then warned that the parking spaces needed to be placed where they would not interfere with the Fire Department's access. Rich then suggested that before they recommend closing the northeast drive they get an OK from the Fire Department. Steve commented that he would like to see the driveway closed, because of traffic issues it causes for the neighborhood on Rockland Street and onto Washington Street. Rich suggested they get more information before making the final decision about closing the driveway. Andy will get comments from the Fire and Police Departments. Rich then suggested that they put off the decision until the Board has a chance to go and inspect the area further and get feedback from the Fire Captain. There was further discussion about any further compromises that could be made. Rich asked for a motion to not address the northeast driveway with this application. Gary made the motion and Tony seconded it. It was so

voted 4-1. Bernie voted nay. Andy will change the special conditions to reflect the motion and bring a new draft decision to the Board at the July 30, 2007 meeting.

OTHER BUSINESS

The Board discussed a request for a release of lots for Sunset Point Subdivision. Andy told the Board that he was still working on the final amount of the bond. He would put together the final amount and have it ready for the Board as soon as possible.

The Board met with Karen (no last name given), the store manager at Pier One Imports at 1226 Washington Street. She asked the Board if she needed a special permit to have a storage trailer at the site. She explained that the trailer has been there for 10 years and is used for storage of excess furniture and stock. The Board explained that the trailer has been there illegally. They recommended that she get some input from Pier One's corporate office as to alternate storage solutions. The Board told her that the trailer could not remain on the site. Andy will discuss the next step with the Building Commissioner and let Karen know what she needs to do next.

The Board met with Dave Feinstein and James Major to informally discuss the possibility of a definitive subdivision off of Broadway on Mill Lane. They showed the Board some plans and asked for feedback. The Board gave them some direction concerning road length and the differences in coming in from Broadway or accessing the land through an easement off of Arthur Matthew Drive and suggested that they also get feedback from the Conservation Commission and the Fire Department. They will get back to the Board with their application as soon as they are ready.

The Board reviewed a request for a Limited Site Plan Review for 35 Hanover Street. The applicant wants to raise the roof to allow for an additional floor on the back section of the building. The Board reviewed the plan and Gary made a motion to allow the Limited Site Plan Review and to require abutter notification. Tony seconded the motion and it was so voted unanimously.

The Board reviewed a request for a Limited Site Plan review for the Citizen's Bank at 250 Rockland Street at the corner of Rockland Street and Columbia Road. They want to update their septic system. Gary made a motion to grant the Limited Site Plan Review for 250 Rockland Street with abutter notification. Steve seconded the motion and it was so voted unanimously. The Board scheduled a date of August 27, 2007 at 7:20 p.m. for their hearing.

Tony motioned to adjourn at 8:55 p.m. Steve seconded the motion and it was so voted unanimously.
Meeting was adjourned at 8:55 p.m.

Respectfully Submitted,
Margaret Hoffman

PLANNING BOARD SECRETARY